










Biblo, Adam Antony

From: Marc Phelps [mphelps@synergysdne.com]
Sent: Friday, September 10, 2004 12:33 PM
To: Biblo, Adam Antony
Subject: RE: Planning Commission meeting continuation date

 Old
2-25-20-410-0000.p
 ORB 3134 Page
1350.pdf
 NEW
2-25-20-410-0000.p
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36-20-002-0000.p
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36-20-002-0000.p
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20-002-0000 Legal
 NEW
20-410-0000 Legal
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20-002-0000 Legal
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20-410-0000 Legal

Tony,
Attached is the information that you requested. Please let me know if
you need anything else.
Marc

-----Original Message-----

From: Biblo, Adam Antony [mailto:BibloT@talgov.com]
Sent: Thursday, September 09, 2004 1:25 PM
To: Marc Phelps
Subject: RE: Planning Commission meeting continuation date

Marc, unless I am not understanding correctly, when I went to check about an hour ago on line, the add-on property was still in the ownership of Mary Folsom? Is it this parcel: 22 25 20 410 0000? Did Pepper take ownership?

All I need is to be able to tell that there is either an easement from the parcel being rezoned to Barineau Road that Monte Cristo has access to, or that Pepper or Pepper et al now own 22 25 20 410 0000 and fax me something official that says that Pepper or whoever now owns 22 25 20 410 0000 is an officer or principal in Monte Cristo. I want to be able to have this kind of documentation as 1) it is necessary to show access;

2) I want for the understanding of the area residents -- the neighboring residents in the subdivisions to the north are very upset and believe that the ensuing development on the rezoning parcel will somehow be routed through their private streets.

Hope this helps somewhat.

-----Original Message-----

From: Marc Phelps [mailto:mphelps@synergydne.com]
Sent: Thursday, September 09, 2004 12:16 PM
To: Biblo, Adam Antony
Subject: RE: Planning Commission meeting continuation date

Tony,
I just sent someone to submit the Boundary Settlement to the County. David McDevitt said he would send you an email stating that it is under review. David also said it should only take a week to 10 days to review the application.
Please let me know what else I need to do.
Marc

-----Original Message-----

From: Biblo, Adam Antony [mailto:BibloT@talgov.com]
Sent: Wednesday, September 08, 2004 10:58 AM
To: Marc Phelps
Subject: RE: Planning Commission meeting continuation date

Marc, let me check with our counsel at the County Attorney's Office, and I will let you know what they advise as the best way to proceed.

AAB

-----Original Message-----

From: Marc Phelps [mailto:mphelps@synergysdne.com]
Sent: Wednesday, September 08, 2004 10:58 AM
To: Biblo, Adam Antony
Subject: RE: Planning Commission meeting continuation date

Tony,

As we discussed, I have a minor problem. My client has already purchased the property required to provide access to a public road. The

problem is that I have to take it through a "Boundary Settlement" with the County before it can be shown as part of this piece. Currently, if shown the way it was purchased, it may be considered an illegal subdivision. This is not typically a problem because we are working to get the legal boundary between the two original tracts modified. I have

been pushing the surveyor since before I submitted the rezoning request to get me the required information so I can submit the "Boundary Settlement". He has promised that it will be mailed to me today.

With that being said, what would you suggest that we provide to you in order to satisfy your condition for approval? As I stated, I will have a survey of the new boundary and it will be submitted to the County prior to next Wednesday. Unfortunately, I don't think the County will have time to approve the Boundary Settlement before then. I could provide you with a copy of the Boundary Settlement Application before next Wednesday. Will that be sufficient for you to be able to recommend an approval contingent on the approval of the Boundary Settlement.

Please let me know how to proceed.

Sincerely,

Marc C. Phelps, P.E.

President

SYNERGY DESIGN & ENGINEERING, INC.

2811-E Industrial Plaza Drive

Tallahassee, Florida 32301

Phone: (850) 942-2909

Fax: (850) 402-7674

-----Original Message-----

From: Biblo, Adam Antony [mailto:BibloT@talgov.com]

Sent: Wednesday, September 08, 2004 10:35 AM

To: Marc Phelps

Cc: Van Wyk, Suzanne; Tedder, Wayne; Gerrell, Carol; Bryant, Cherie
(Planning)

Subject: RE: Planning Commission meeting continuation date

Marc: the recommendation in our report (attached) to the Planning Commission was to continue to, as you said, November, as that, at the time, was the next available planning commission meeting for public hearings on rezonings. The continuation, as we discussed, was because, as the application was tendered to the Planning Department, it provided no documentation or demonstration that the subject parcel had legal access to the site from any right-of-way (other than the CSX rail right-of-way). As you mentioned to me on the phone, this matter was recently or is presently being resolved via the purchase of adjacent property, that has access to Barineau Road, by the applicant. Per our discussion, you also indicated that you would furnish documentation of this property acquisition.

Our Department will not support the rezoning until we have documentation of a thread of common ownership (between the subject site and land contiguous a right-of-way or other way or easement that the applicant can demonstrate they are entitled to right of ingress/egress).

Seeing that actual date of the recommended continuation was to the next available meeting, the Planning Commission noted that Sept. 15 is now available and voted to continue your application to that meeting (at 6:00 pm, in the City Commission Chambers). I would strongly recommend that you provide the requested documentation that your client now has acquired property that entitles access to subject site from the public street system prior to that meeting.

Please let me know if you require additional information regarding this matter or about the time and location of the upcoming public hearing.
Thank you,

Adam Antony Biblo, AICP

Senior Planner

Tallahassee-Leon County Planning Department 891-8600

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

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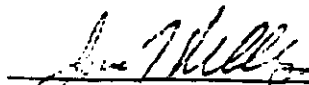
September 8, 2004

Legal Description of a 20.18 Acre Tract
For: Premier Construction

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Commence at an iron rod marking the Northeast corner of Section 36, Township 1 North, Range 2 West, (also being the Southeast corner of Section 25, Township 1 North, Range 2 West, Leon County, Florida and run South 89 degrees 51 minutes 07 seconds West 1326.23 feet to an iron pipe, thence run North 00 degrees 39 minutes 37 seconds West 557.52 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 00 degrees 39 minutes 37 seconds West 751.08 feet to an iron rod and cap (marked #7160), thence run South 87 degrees 21 minutes 31 seconds West 1270.49 feet to a concrete monument (marked #3524) lying on the Northeasterly right-of-way boundary of Barineau Road, thence run South 09 degrees 35 minutes 42 seconds East along said right-of-way boundary 595.07 feet to an iron rod and cap (marked #7160) marking a point of curve to the right with a radius of 570.32 feet, through a central angle of 10 degrees 40 minutes 03 seconds, for an arc distance of 106.18 feet, chord being South 04 degrees 15 minutes 37 seconds East 106.03 feet to an iron rod and cap (marked #7160), thence leaving said right-of-way boundary run East 1170.73 feet to the POINT OF BEGINNING containing 20.18 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261
04-601ac.20.18

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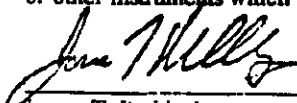
September 8, 2004

Legal Description of a 32.85 Acre Tract
Certified To: Premier Construction

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Begin at an iron rod marking the Northeast corner of Section 36, Township 1 North, Range 2 West, (also being the Southeast corner of Section 25 Township 1 North Range 2 West) Leon County, Florida and run South along the East boundary of said Section 36, a distance of 1319.24 feet to an iron rod and cap (marked #7160), thence run West 91.82 feet to an iron rod and cap (marked #7160) lying on the Northeasterly right-of-way boundary of the Seaboard Coast Line Railroad, thence run Northwesterly along said right-of-way boundary the following (5) five courses: North 54 degrees 27 minutes 48 seconds West 1202.98 feet to an iron rod and cap (marked #7160) marking a point of curve to the left with a radius of 2261.19 feet, through a central angle of 13 degrees 37 minutes 56 seconds, for an arc distance of 538.00 feet, chord being North 61 degrees 16 minutes 46 seconds West 536.73 feet to an iron rod and cap (marked #7160), North 68 degrees 44 minutes 05 seconds West 174.40 feet to an iron rod and cap (marked #7160) marking a point of curve to the right with a radius of 2096.86 feet, through a central angle of 11 degrees 59 minutes 54 seconds, for an arc distance 439.10 feet, chord being North 62 degrees 05 minutes 47 seconds West 438.30 feet to an iron rod and cap (marked #7160), North 56 degrees 07 minute 27 seconds West 167.58 feet, thence leaving said right-of-way boundary run South 89 degrees 41 minutes 21 seconds East 903.50 feet to an iron pipe, thence run North 89 degrees 51 minutes 07 seconds East along the Northerly boundary of aforementioned Section 36 and along the Southerly boundary of aforementioned Section 25, as monumented a distance of 1326.23 feet to the POINT OF BEGINNING containing 32.85 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
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04-601ac32.85

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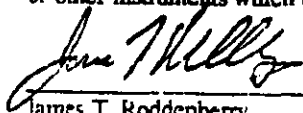
September 8, 2004

Legal Description of a 32.85 Acre Tract
Certified To: Premier Construction

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Begin at an iron rod marking the Northeast corner of Section 36, Township 1 North, Range 2 West, (also being the Southeast corner of Section 25 Township 1 North Range 2 West) Leon County, Florida and run South along the East boundary of said Section 36, a distance of 1319.24 feet to an iron rod and cap (marked #7160), thence run West 91.82 feet to an iron rod and cap (marked #7160) lying on the Northeasterly right-of-way boundary of the Seaboard Coast Line Railroad, thence run Northwesterly along said right-of-way boundary the following (5) five courses: North 54 degrees 27 minutes 48 seconds West 1202.98 feet to an iron rod and cap (marked #7160) marking a point of curve to the left with a radius of 2261.19 feet, through a central angle of 13 degrees 37 minutes 56 seconds, for an arc distance of 538.00 feet, chord being North 61 degrees 16 minutes 46 seconds West 536.73 feet to an iron rod and cap (marked #7160), North 68 degrees 44 minutes 05 seconds West 174.40 feet to an iron rod and cap (marked #7160) marking a point of curve to the right with a radius of 2096.86 feet, through a central angle of 11 degrees 59 minutes 54 seconds, for an arc distance 439.10 feet, chord being North 62 degrees 05 minutes 47 seconds West 438.30 feet to an iron rod and cap (marked #7160), North 56 degrees 07 minute 27 seconds West 167.58 feet, thence leaving said right-of-way boundary run South 89 degrees 41 minutes 21 seconds East 903.50 feet to an iron pipe, thence run North 89 degrees 51 minutes 07 seconds East along the Northerly boundary of aforementioned Section 36 and along the Southerly boundary of aforementioned Section 25, as monumented a distance of 1326.23 feet to the POINT OF BEGINNING containing 32.85 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


James T. Roddenberry
Surveyor and Mapper
Florida Certificate No 4261
04-601ac32.85

Thurman Roddenberry and Associates, Inc.
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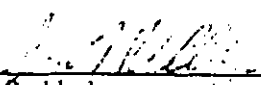
September 8, 2004

Legal Description of a 34.72 Acre Tract
For: Premier Construction

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Commence at an iron rod marking the Northeast corner of Section 36, Township 1 North, Range 2 West, (also being the Southeast corner of Section 25, Township 1 North, Range 2 West, Leon County, Florida and run South 89 degrees 51 minutes 07 seconds West 1326.23 feet to an iron pipe marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 00 degrees 39 minutes 37 seconds West 1308.60 feet to an iron rod and cap (marked #7160), thence run South 87 degrees 21 minutes 31 seconds West 1270.49 feet to a concrete monument (marked #3524) lying on the Northeasterly right-of-way boundary of Barineau Road, thence run South 09 degrees 35 minutes 42 seconds East along said right-of-way boundary 595.07 feet to an iron rod and cap (marked #7160) marking a point of curve to the right with a radius of 570.32 feet, through a central angle of 17 degrees 58 minutes 42 seconds, for an arc distance of 178.96 feet, chord being South 00 degrees 36 minutes 18 seconds East 178.22 feet to an iron rod and cap (marked #7160), thence run South 08 degrees 23 minutes 09 seconds West along said right-of-way boundary 268.90 feet to an iron rod and cap (marked #7160) marking the intersection of said Easterly right-of-way boundary with the Northeasterly right-of-way boundary of the Seaboard Coast Line Railroad, thence run South 56 degrees 07 minutes 27 seconds East along said Northeasterly right-of-way boundary 384.08 feet, thence leaving said right-of-way boundary run South 89 degrees 41 minutes 21 seconds East 903.50 feet to the POINT OF BEGINNING containing 34.72 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261
04-601ac34.72

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Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

September 8, 2004

Legal Description of a 47.39 Acre Tract
For: Premier Construction

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Begin at an iron rod marking the Northeast corner of Section 36, Township 1 North, Range 2 West, (also being the Southeast corner of Section 25, Township 1 North, Range 2 West) Leon County, Florida and run South along the East boundary of said Section 36, a distance of 1319.24 feet to an iron rod and cap (marked #7160), thence run West 91.82 feet to an iron rod and cap (marked #7160) lying on the Northeasterly right-of-way boundary of the Seaboard Coast Line Railroad, thence run Northwesterly along said right-of-way boundary the following (5) five courses: North 54 degrees 27 minutes 48 seconds West 1202.98 feet to an iron rod and cap (marked #7160) marking a point of curve to the left with a radius of 2261.19 feet, through a central angle of 13 degrees 37 minutes 56 seconds, for an arc distance of 538.00 feet, chord being North 61 degrees 16 minutes 46 seconds West 536.73 feet to an iron rod and cap (marked #7160), North 68 degrees 05 minutes 44 seconds West 174.40 feet to an iron rod and cap (marked #7160) marking a point of curve to the right with a radius of 2096.86 feet, through a central angle of 11 degrees 59 minutes 54 seconds, for an arc distance 439.10 feet, chord being North 62 degrees 05 minutes 47 seconds West 438.30 feet to an iron rod and cap (marked #7160), North 56 degrees 07 minutes 27 seconds West 551.65 feet to an iron rod and cap (marked #7160) lying on the intersection of said Northeasterly right-of-way boundary with the Easterly right-of-way boundary of Barineau Road, thence run North 08 degrees 23 minutes 09 seconds East along said Easterly right-of-way boundary 268.90 feet to an iron rod and cap (marked #7160) marking a point of curve to the left, thence run Northerly along said right-of-way boundary and said curve with a radius of 570.32 feet, through a central angle of 07 degrees 18 minutes 39 seconds, for an arc distance of 72.77 feet, chord being North 04 degrees 43 minutes 44 seconds East 72.72 feet to an iron rod and cap (marked #7160), thence leaving said right-of-way boundary run East 1170.73 feet to an iron rod and cap (marked #7160) lying on the Westerly boundary of Longwood Estates, thence run South 00 degrees 39 minutes 37 seconds East along said boundary 557.52 feet to an iron pipe marking the Southwest corner of Longwood Estates, thence run North 89 degrees 51 minutes 07 seconds East along the Southerly boundary of said Longwood Estates and along the Northerly boundary of aforementioned Section 36 and along the Southerly boundary of aforementioned Section 25, as monumented a distance of 1326.23 feet to the POINT OF BEGINNING containing 47.39 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261

04-601ac47.39

This Instrument Prepared by & return to:
Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.
Smith, Thompson, Shaw & Manausa, P.A.
Address: Fourth Floor, 3520 Thomasville Rd.
Tallahassee, FL 32309
20045853MAN
Parcel I.D. #: 2236200020000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED * AKA MARY DURRANCE
Made the 26th day of July, A.D. 2004, by MARY FOLSOM, A MARRIED WOMAN, hereinafter called
the grantor, to ~~MONTE CRISTO OF TALLAHASSEE, INC.~~
the grantee, ~~MONTE CRISTO OF TALLAHASSEE, INC.~~ A FLORIDA CORPORATION, having its principal place of
business at 2811-E INDUSTRIAL PLAZA, TALLAHASSEE, FL 32301, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Leon County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

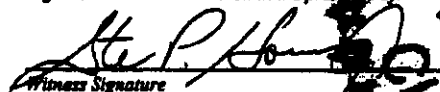
GRANTOR HEREIN AFFIRMS THAT THE ABOVE DESCRIBED PROPERTY IS ~~OTHER HOMES~~ ^{OTHER HOMES} ~~HEAD~~.
Subject to taxes for the year 2004 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto in anywise appertaining
To Have and to Hold the same in fee simple forever.

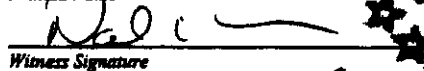
And the grantor hereby covenants with said grantee that she is lawfully seized of said land, free simple, that she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that the land is free of all liens and claims, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature

STEVEN P. HOURIGAN
Printed Name


Witness Signature

DANIEL E. MANAUSA
Printed Name

State of Florida
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MARY FOLSOM, A MARRIED WOMAN, knowing me to be the person whose name is subscribed to and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and that I relied upon the following form of identification of the above-named person:

and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 26th day of July, A.D. 2004.

Notary Public Rubber Stamp Seal



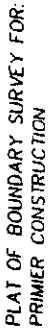
Notary Signature

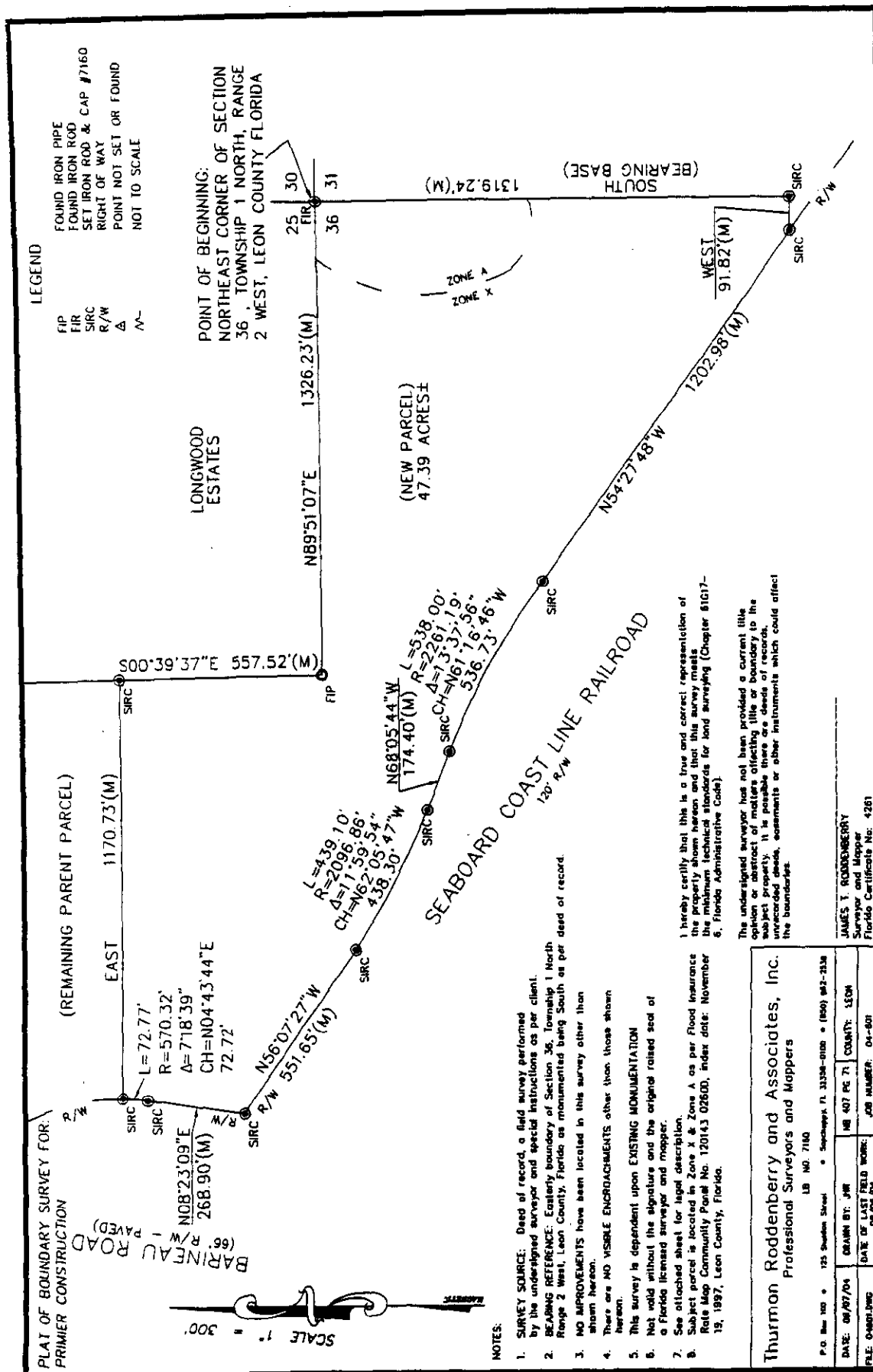
Printed Notary Signature

EXHIBIT "A"

BEGIN AT AN IRON ROD MARKING THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, (ALSO BEING THE SOUTHEAST CORNER OF SECTION 25 TOWNSHIP 1 NORTH RANGE 2 WEST) LEON COUNTY, FLORIDA AND RUN SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION 36, A DISTANCE OF 1320.00 FEET TO AN IRON ROD AND CAP (MARKED #7160), THENCE RUN WEST 89.30 FEET TO AN IRON ROD AND CAP (MARKED #7160) LYING ON THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF THE SEABOARD COAST LINE RAILROAD, THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY THE FOLLOWING (5) FIVE COURSES: NORTH 54 DEGREES 36 MINUTES 08 SECONDS WEST 1303.67 FEET TO AN IRON ROD AND CAP (MARKED #7160) LYING A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 1411.44 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 08 MINUTES 12 SECONDS, FOR AN ARC DISTANCE OF 323.61 FEET, CHORD BEING NORTH 61 DEGREES 10 MINUTES 14 SECONDS WEST 322.90 FEET TO AN IRON ROD AND CAP (MARKED #7160), NORTH 67 DEGREES 47 MINUTES 20 SECONDS WEST 391.02 FEET TO AN IRON ROD AND CAP (MARKED #7160) LYING A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 1157.35 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 15 MINUTES 40 SECONDS, FOR AN ARC DISTANCE 224.81 FEET, CHORD BEING NORTH 62 DEGREES 34 MINUTES 34 SECONDS WEST 224.44 FEET TO AN IRON ROD AND CAP (MARKED #7160), NORTH 56 DEGREES 14 MINUTES 58 SECONDS WEST 554.84 FEET TO AN IRON ROD AND CAP (MARKED #7160) LYING ON THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY AND EASTERLY RIGHT-OF-WAY BOUNDARY OF BALBEAU ROAD, THENCE RUN NORTH 18 DEGREES 18 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY 242.81 FEET TO AN IRON ROD AND CAP (MARKED #7160), THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN EAST 181.63 FEET TO AN IRON ROD AND CAP (MARKED #7160) LYING ON THE WESTERLY BOUNDARY OF LONGWOOD ESTATES, THENCE RUN SOUTH 00 DEGREES 44 MINUTES 59 SECONDS WEST ALONG SAID BOUNDARY 432.18 FEET TO AN IRON ROD AND CAP (MARKED #7160) MARKING THE SOUTHWEST CORNER OF SAID LONGWOOD ESTATES, THENCE RUN EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LONGWOOD ESTATES AND ALONG NORTHERLY BOUNDARY OF AFOREMENTIONED SECTION 36 AND ALONG THE SOUTHERLY BOUNDARY OF AFOREMENTIONED SECTION 25, AS MENTIONED A DISTANCE OF 1326.29 FEET TO THE POINT OF BEGINNING.

of the Circuit
DOCUMENT





LEGEND
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
R/W RIGHT OF WAY
SIRC SET IRON ROD & CAP #7160
Δ POINT NOT SET OR FOUND
- - - NOT TO SCALE

POINT OF BEGINNING:
NORTHEAST CORNER OF SECTION
36, TOWNSHIP 1 NORTH, RANGE
2 WEST, LEON COUNTY FLORIDA

LONGWOOD
ESTATES

(NEW PARCEL)
47.39 ACRES±

SOUTH
(BEARING BASE)

ZONE A
ZONE X

(REMAINING PARENT PARCEL)

PLAT OF BOUNDARY SURVEY FOR
PRIMER CONSTRUCTION

BARINEAU ROAD
(66' R/W - PAVED)



EAST 1170.73'(M)

S00°39'37"E 557.52'(M)

N08°23'09"E 268.90'(M)

N56°07'27"W 551.65'(M)

N54°27'48"W 1202.98'(M)

N68°05'44"W 174.40'(M)

N62°05'54"W 438.30'(M)

N68°05'44"W 174.40'(M)

N62°05'54"W 438.30'(M)

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N68°05'44"W 174.40'(M)

N62°05'54"W 438.30'(M)

N68°05'44"W 174.40'(M)

NOTES:

1. SURVEY SOURCE: Deed of record, a field survey performed by the undersigned surveyor and special instructions as per client.
2. BEARING REFERENCE: Eastern boundary of Section 36, Township 1 North Range 2 West, Leon County, Florida as monumented being South as per deed of record.
3. NO IMPROVEMENTS have been located in this survey other than shown herein.
4. There are NO VISIBLE ENCROACHMENTS other than those shown herein.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.
8. Subject parcel is located in Zone X & Zone A as per Flood Insurance Rate Map Community Panel No. 120143 02500, index date: November 19, 1997, Leon County, Florida.

I hereby certify that this is a true and correct representation of the survey shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4281

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

P.O. Box 100 • 125 Sheldon Street • Seaside, FL 32358-0100 • (904) 847-2538

DATE: 09/07/04 DRAWN BY: JHR MB 407 PG 71 COUNTY: LEON

DATE OF LAST FIELD WORK: 08/05/04 JOB NUMBER: 04-401

FILE: 0-4601.DWG